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# City of Seguin

210 E. Gonzales Street  
Seguin TX, 78155

## Meeting Minutes

### City Council

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Tuesday, March 20, 2018

5:30 PM

Council Chambers

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#### 1. Call to Order

*The City Council met in a REGULAR Called Meeting on at 5:30 pm in the City Hall Council Chambers, City Hall, 210 East Gonzales in City of Seguin, with Mayor Don Keil presiding.*

#### 2. Invocation - Council Member Ernest Leal

#### 3. Pledge of Allegiance/Salute to the Texas Flag

#### 4. Roll Call

**Present:** 8 - Council Member Carlos Medrano, Council Member Donna Dodgen, Council Member Mark Herbold, Council Member Fonda Mathis, Council Member Ernest Leal, Council Member Jeannette Crabb, Council Member Chris Rangel, and Council Member Jim Lievens

**Presiding:** 1 - Mayor Don Keil

#### 5. Hearing of Residents:

**Invitation to hear citizens and council members in advance of regular business on items other than what is on the agenda, which shall be limited to five (5) minutes. Discussion of any item not on the agenda shall be limited to 1) Statements of specific factual information given in response to any inquiry; 2) A recitation of existing policy in response to an inquiry; 3) A proposal to place the subject on the agenda for a future meeting.**

*Name: Tomas Castellon Jr.*

*Address: 410 Gordon St*

*City: Seguin, Texas 78155*

*Mr. Castellon expressed his concerns with the Planning/Codes & Zoning Departments. Stating that he is not surprised that people and businesses do not want to move to Seguin. Also, mentioned that past council members have done away with landmarks, traditions, and events, such as Miss South Texas Pageant.*

*Director of Main Street & CVB Kyle Kramm extended an invitation to Moonlight & Roses to be held on April 6, 2018 and Ladies State Chili Cook-off.*

*City Manager Doug Faseler introduced Shane McDaniels, new IT Director.*

*Mayor Keil - on behalf of the Seguin City Council and the City he expressed*

*condolences to Council Member Donna Dodgen with the passing of her husband.*

*Reminder - Zoning Board of Adjustments is in need of 1 regular and 2 alternate positions. Please contact the Mayor with the name.*

*Mayor Keil further stated that the City attended a ground breaking ceremony for a new subdivision with 1100 homes to be built, and further stated that there will be about 3000 more homes built in the near future.*

*Max Starcke Park - just became recognized as a Lone Star Legacy Park.*

## 6. Presentation

### a. [18-094](#)

Presentation concerning the design and construction of the accel/decel lanes on State Highway 123 Business and State Highway 123 - Doug Faseler, City Manager

*Doug Faseler gave brief presentation of the accel/decel lanes needed at SH 123 Business and SH 123 and will be designed at this time by TRC Engineering.*

## 7. Consent Agenda

**A motion was made by Council Member Dodgen, seconded by Council Member Crabb, that this be approved on the Consent Agenda. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

### a. **18-104**

City Council Meeting Minutes - March 6, 2018

**This Minutes was approved**

### b. [18-082](#)

Ordinance on second and final reading to consider annexation of Area 1 (FM 725) approximately 170.68 acres located in the A Mansola Survey, Deer Meadow Subdivision and Kristine's Corner Subdivision

**This Ordinance was adopted**

Enactment No: ORD 2018-012

### c. [18-083](#)

Ordinance on second and final reading to consider annexation of Area 2 (FM 20) - approximately 52.67 acres located in the M Cherino Survey, Abstract 10

**This Ordinance was adopted**

Enactment No: ORD 2018-013

**8. Action Items - Discussion and Possible Motion to Approve****a. 18-102**

Consideration of Bids relating to the Sale of Obligations designated as "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018"; consideration and approval of Financial Advisor's recommendation concerning this matter; and other matters in connection therewith - Duane Westerman, SAMCO Capital Markets, Inc.

**A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this Action Item be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**b. 18-103**

Ordinance authorizing the issuance of "City of Seguin, Texas Combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2018"; providing for the payment of said certificates by the Levy of an Ad Valorem Tax upon all taxable property within the City and further securing said certificates by a lien on and pledge of the pledged revenues of the system; providing the terms and conditions of said certificates and resolving other matters incident and relating to the issuance, payment, security, sale, and delivery of said certificates, including the approval and distribution of an official statement pertaining thereto; authorizing the execution of a Paying Agent/Registrar Agreement and an Official Bid Form; complying with the requirements of the letter of representations previously executed with the depository trust company; authorizing the execution of any necessary engagement agreements with the City's Financial Advisors and/or Bond Counsel; and providing an effective date - Duane Westerman, SAMCO Capital Markets, Inc.

**A motion was made by Council Member Dodgen, seconded by Council Member Mathis, that this Ordinance be adopted. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: ORD 2018-014

**c. 18-091**

Resolution authorizing a municipal tax exemption for the 2018 Ad Valorem Taxes assessed against the historical homestead located at 617 North Guadalupe Street - Kyle Kramm, Director of Main Street and CVB

**A motion was made by Council Member Dodgen, seconded by Council Member Rangel, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-034

d. [18-092](#)

Resolution authorizing a municipal tax exemption for the 2018 Ad Valorem Taxes assessed against the historical homestead located at 308 South Erkel Avenue - Kyle Kramm, Director of Main Street and CVB

**A motion was made by Council Member Medrano, seconded by Council Member Crabb, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-035

e. [18-097](#)

Ordinance on first reading amending the fiscal year 2018 General Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Herbold, seconded by Council Member Rangel, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

f. [18-098](#)

Ordinance on first reading amending the fiscal year 2018 Utility Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Dodgen, seconded by Council Member Medrano, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**g.** [18-099](#)

Ordinance on first reading amending the fiscal year 2018 Special Revenue Fund Budget of the City of Seguin, Texas; and declaring an effective date - Susan Caddell, Director of Finance

**A motion was made by Council Member Crabb, seconded by Council Member Mathis, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**h.** [18-093](#)

Resolution awarding a bid for exterior repairs of Fire Station No. 2 & 3; authorizing the City Manager to enter into an agreement with Koehler Company for work; declaring an effective date - Greg Odom, Facilities Manager and Rick Cortes, Assistant City Manager

**A motion was made by Council Member Lievens, seconded by Council Member Herbold, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-036

**i.** [18-100](#)

Resolution authorizing entering into a Tri-Lateral Agreement between the City of Schertz, City of Seguin, and the Schertz-Seguin Local Government Corporaton relating to Water Sales; and declaring an effective date - Rick Cortes, Assistant City Manager

**A motion was made by Council Member Dodgen, seconded by Council Member Medrano, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-037

j. [18-089](#)

Ordinance on first reading amending the Seguin Code of Ordinances Chapter 98, Traffic and Vehicles, Article V, Stopping, Standing and Parking, Section 98-107, No Parking Zones, to establish a no parking zone on the south side of Rudeloff Road from Walnut Branch to the curve and along the west side of Huber Road, east of the Fields of Huber Ranch to the curve, southward; providing for an effective date; providing for publication; and providing for penalties for violation thereof - Andy Quittner, City Attorney

*Andy Quittner gave a brief description of the reason for the no parking ordinance and the timeframe of the agreement with The Fields of Huber Ranch.*

*Mr. Johnny Guerrero  
3000 Huber Ranch  
Seguin, Texas 78155*

*Mr. Guerrero stated they just celebrated their 10 year anniversary. The Fields of Huber Ranch impacted this city by 24 million in tax dollars. Mr. Guerrero would like the motion to be tabled until he and his attorney sit down and talk with the city. Want to be proactive on the parking issues. This is a great program for the kids and benefits the city as well. Recently bought 7 acres from Dennis Huber to allow more than 300 parking spaces. Interested in hooking up to the city sewer. Agreed that their website should be updated about tail-gating on the grassy areas and not the parking lot.*

*Mayor and City Council Members - All were very appreciative of The Fields of Huber Ranch, and the work Mr. Guerrero has done at the facility, however it becomes a safety issue. Recommend that Mr. Guerrero consider hiring someone to monitor/direct traffic to the parking lot and parking of RV's and tents.*

*Mr. Tomas Castellon Jr.  
410 Gordon Street  
Seguin, Texas 78155*

*Mr. Castellon disagreed with this ordinance of no parking on both sides. He asked if there have been accidents? The police are consistently patrolling the area all weekend. People are coming to this facility from all areas of the country to play ball. Mr. Castellon asked that the City Council turn this ordinance down. This organization does a lot for this city. People choose to park on the street rather than the parking lot.*

*City Manager Doug Faseler recommended the City Council act on the ordinance tonight and before second reading the ordinance could be tweaked, if necessary.*

**A motion was made by Council Member Crabb, seconded by Council Member Dodgen, that this Ordinance be approved on first reading. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Nay:** 2 - Council Member Medrano, and Council Member Leal

**Aye:** 6 - Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Crabb, Council Member Rangel, and Council Member Lievens

**k.**     [18-096](#)

Resolution authorizing the negotiation and purchase including the use of eminent domain proceedings for the acquisition of permanent and temporary construction easements in connection with a water pipeline to be constructed parallel to the existing pipeline owned and operated by the Schertz/Seguin Local Government Corporation; ratifying all actions taken to date towards such acquisition of land; declaring each section of this resolution to be severable one from the other in event that any section is determined to be invalid; and declaring an effective date - Andy Quittner, City Attorney

*Item K and L were acted upon after the Executive Session.*

**A motion was made by Council Member Dodgen, seconded by Council Member Leal, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-038

**l.**     [18-101](#)

Resolution authorizing the negotiation and purchase including the use of eminent domain proceedings for the acquisition of permanent and temporary construction easements in connection with an eighteen inch sanitary sewer extension to be constructed from Rudeloff Road northward to Cordova Road continuing along Cordova Road terminating at Highway 46; ratifying all actions taken to date towards such acquisition of land; declaring each section of this Resolution to be severable one from the other in event that any section is determined to be invalid; and declaring an effective date. Andy Quittner - City Attorney

**A motion was made by Council Member Dodgen, seconded by Council Member Medrano, that this Resolution be approved. The motion carried by the following vote:**

**Presiding:** 1 - Mayor Keil

**Aye:** 8 - Council Member Medrano, Council Member Dodgen, Council Member Herbold, Council Member Mathis, Council Member Leal, Council Member Crabb, Council Member Rangel, and Council Member Lievens

Enactment No: RES 2018-039

**9.     Acknowledgment of Bills**

*The bills were acknowledged.*

**a.**     [18-105](#)

Check Report: March 2, 2018 through March 15, 2018

**10. Executive Session**

*The regular meeting was recessed and the council went into Executive Session at 6:45 pm. The regular meeting reconvened at 7:26 pm.*

**a. [13-048](#)**

Consultation with City Attorney in accordance with Section 551.071 and Section 551.072 regarding Deliberation on Real Property, Easements and Right-of-Way access for several projects - Doug Faseler, City Manager

**b. [15-105](#)**

Deliberate pending/contemplated litigation, settlement offer(s), public nuisance, and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code - Andy Quittner, City Attorney

**11. Adjournment**

**There being no further business before the council the meeting adjourned at 7:27 pm.**

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**Don Keil, Mayor**

**Attest:**

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**Naomi Manski, City Secretary**